

EXHIBIT "A"

Field notes of all that certain tract or parcel of land containing 232.9441 acres (10,147,043 Sq. Ft.), more or less, lying and situated in the J.J. ESTRADA SURVEY, A-359 (HOUSTON COUNTY), conveyed to Steven D. Phillips in Volume 1030, Page 624 as recorded in the Official Public Records of Houston County, Texas (O.D.R.H.C.T.):

**BEGINNING** at a ½ inch iron rod set, being a point in the eastern margin of Highway 21, a southern corner along a called 71.48 acre tract of land conveyed to Crown Money LLC in Instrument No. 0211547 of the (O.D.R.H.C.T.), the northwest corner and **POINT OF BEGINNING** of the herein described 232.9441 acres:

**THENCE** S 65°22'08" E, departing the eastern margin of Highway 21, along and with the common boundary line of the called 71.48 acre (Crown Money Tract); a distance of 214.16 feet to a Fence Post for corner, being an interior corner of the called 71.48 acre (Crown Money Tract) and an interior corner of the herein described 232.9441 acres:

**THENCE** S 38°20'45" E, along and with the common boundary line of the called 71.48 acre (Crown Money tract); a distance of 419.87 feet to a ½ inch iron rod found, being an interior corner of the called 71.48 acre (Crown Money Tract) and an interior corner of the herein described of the herein described 232.9441 acres:

**THENCE** N 52°21'48" E, along and with the common boundary line of the called 71.48 acre (Crown Money tract); a distance of 2283.05 feet to a ½ inch iron rod found, being the southeastern corner of the called 71.48 acre (Crown Money Tract), a point along the western boundary line of a called 1241.097 acre tract of land conveyed to Lundy Ranch #2 LP in Volume 337, Page 519 (O.D.R.H.C.T.), and the northeast corner of the herein described 232.9441 acres:

**THENCE** S 38°18'04" E, along and with the common boundary line of the called 1241.097 acre (Lundy Ranch #2 Tract); a distance of 4615.70 feet to a ½ inch iron rod found, being a southern corner of the called 1241.097 acre (Lundy Ranch #2 Tract), a point along the northern boundary line of a called 299.599 acre tract of land conveyed to Chayse Wayne Danheim in Instrument No. 1403644 (O.D.R.H.C.T.), and the southeast corner of the herein described 232.9441 acres:

**THENCE**, N 83°45'37" W, along and with the common boundary line of the called 299.599 acre (Danheim Tract); a distance of 3991.85 feet to a ½ inch iron rod found, being point along the northern boundary line of the called 299.599 acre (Danheim Tract), a southeast corner of a called 11.40 acre tract of land conveyed to Michael and Vickie Whitaker in Instrument No. 11639 (O.D.R.H.C.T.), and an interior corner of the herein described 232.9441 acres:

**THENCE**, along and with the called 11.40 acre (Whitaker Tract) the following courses and distances:

- N 16°49'33" W, a distance of 217.41 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 83°49'11" W, a distance of 198.46 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 06°57'22" E, a distance of 121.20 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 48°56'39" W, a distance of 281.98 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 83°46'13" W, a distance of 128.71 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- S 24°20'10" W, a distance of 215.17 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:

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- S 02°56'13" W, a distance of 54.49 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 83°37'41" W, a distance of 852.20 feet to a ½ inch iron rod found being an interior corner of the called 299.599 (Danheim Tract) and an interior corner of the herein described 232.9441 acres:
- N 65°13'06" W, a distance of 55.87 feet to a ½ inch iron rod found being the northwest corner of the called 299.599 (Danheim Tract), a point in the eastern margin of Highway 21 and the southwest corner of the herein described 232.9441 acres:

**THENCE**, along and with the eastern margin of Highway 21 the following courses and distances:

- N 21°38'23" E, a distance of 126.29 feet to a ½ inch iron rod set being s point in the eastern margin of Highway 21 and an interior corner of the herein described 232.9441 acres:
- N 18°37'52" E, a distance of 538.89 feet to a ½ inch iron rod set being s point in the eastern margin of Highway 21 and an interior corner of the herein described 232.9441 acres:
- N 11°52'52" E, a distance of 555.56 feet to a ½ inch iron rod set being s point in the eastern margin of Highway 21 and an interior corner of the herein described 232.9441 acres:
- N 07°52'52" E, a distance of 630.56 feet and back to the "**POINT OF BEGINNING**" of the herein described 232.9441 acre (10,147,043 Sq. Ft.).

Bearings and distances in this description are based on the Texas State Plane Coordinate System, North American Datum of 1983, South Central Zone 4204.



*Xavier Sandoval*

SURVEY OF 232,944.1 acres (10,147.043 sq. ft.), more or less, with and situated in the J.J. ESTRADA SURVEY, A 359 (HOUSTON COUNTY), conveyed to Steven D. Phillips in Volume 1030, Page 624 as recorded in the Official Public Records of Houston County, TX (O.D.R.H.C.T.)

CROWN MONEY LLC  
CALLED 71.48 ACRES  
INSTRUMENT NO. 0211547  
O.D.R.H.C.T.

LUNDY RANCH #2 LP  
CALLED 1241.097 ACRES  
VOL. 337, PG. 519  
O.D.R.H.C.T.

APPROXIMATE LOCATION  
OF ETC TEXAS PIPELINE LTD  
50' ROW  
INSTRUMENT NO. 1902347  
O.D.R.H.C.T.

APPARENT SANDEL  
OPERATING CO.  
3.5" GAS GATHERING  
DEED NOT FOUND

10,147.043 Sq. Feet  
232,944.1 Acres

CHAYSE WAYNE DANHEIM  
CALLED 299.599 ACRES  
Instrument no. 340044  
O.D.R.H.C.T.

NOTES:  
• SITE ADDRESS: TBD W HWY 21  
CROCKETT, TX 75835  
THIS SURVEY WAS CONDUCTED  
WITHOUT THE BENEFIT OF A TITLE  
COMMENT.



State of Texas  
Justin Gordon  
Surveyor No. 10000  
Commission Expires 12/31/2024  
Date of Survey for this Survey is  
March 28, 2024  
Title: 232,944.1 Acres  
Project No. 2024-001  
Scale: 1" = 400'

